



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, November 3, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**      FRED SWEENEY, *Chair*  
                                 BRIAN MILLER, *Vice-Chair*  
                                 BERNI BERNSTEIN  
                                 LISA JAMES  
                                 JAIME PIERCE  
                                 DENISE WOOLERY  
                                 JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):**      BRUCE BARTLETT

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                         DAVID ENG, Planning Technician  
                         AMBER FLEMMINGS, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

#### **CALL TO ORDER.**

The Full Board meeting was called to order at 3:16 p.m. by Chair Sweeney.

#### **ATTENDANCE:**

Members present:      Sweeney, Miller (5:22 p.m. – 7:36 p.m.), Bernstein (3:15 p.m. – 5:20 p.m.), Pierce, and Woolery.  
Members absent:      James and Zimmerman.  
Staff present:      Eng, Limón, and Flemmings.

#### **GENERAL BUSINESS:**

A.      Public Comment:

No public comment.

B.      Approval of the minutes:

Motion:      Approval of the minutes of the Single Family Design Board meeting of **October 20, 2014**, as amended.

Action:      Pierce/Bernstein, 3/0/1. Motion carried. (Woolery abstained, James/Zimmerman/Miller absent).

**C. Consent Minutes:**

- Motion: Ratify the Consent Minutes of **October 27, 2014**. The Consent Minutes were reviewed by Pierce/Sweeney.
- Action: Pierce/Woolery, 4/0/0. Motion carried. (James/Zimmerman/Miller absent).
- Motion: Ratify the Consent Minutes of **November 3, 2014**. Item A was reviewed by Chair Sweeney. Item B was reviewed by Chair Sweeney and Board member Pierce.
- Action: Bernstein/Pierce, 4/0/0. Motion carried. (James/Zimmerman/Miller absent).

**D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**

- a. Mr. Eng announced that Board members James and Zimmerman will be absent from the meeting. Additionally, Board member Miller will arrive later.

**E. Subcommittee Reports.**

No Subcommittee Reports.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 6 CHASE DR****E-1 Zone****(3:15)**

Assessor's Parcel Number: 015-031-003  
Application Number: MST2014-00497  
Owner: Jane E. Perrin  
Applicant: Santa Barbara Design and Build

(Proposal to demolish an existing 60 square foot storage shed, convert the existing 431 square foot garage into habitable space, and construct a new 490 square foot two-car garage and 263 square feet of new living space at an existing 1,915 square foot single-family residence. The project includes a renovation and reconfiguration of the existing bedrooms and bathrooms, and replacement of windows at the living room, bedroom, and existing garage areas. A window is to be relocated, and another enlarged, both at the east elevation. A new parking turnaround area on permeable pavers is proposed. The project also includes stone steps from the street to the residence. The proposed total of 2,630 square feet on a 14,107 square foot lot in the Hillside Design District is 62% of the required maximum floor-to-lot area ratio.)

**(First Concept Review. Action may be taken if sufficient information is provided.)**

Actual time: 3:22 p.m.

Present: Don Gragg, Architect.

Public comment opened at 3:27 p.m.

Letters of expressed concerns regarding neighborhood compatibility, erosion and construction issues were acknowledged.

Public comment closed at 3:29 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Consider a full reroof instead of adding shingles to match the older existing shingles.
- 2) Meet with neighbors to discuss the project..
- 3) Provide samples and cut sheets of materials.
- 4) Reconsider the style of windows and the amount of glazing on the south elevation to be more congruent with the existing architecture.
- 5) Consider erosion control.
- 6) The Board finds the addition of the garage generally acceptable.

Action: Pierce/Woolery, 4/0/0. Motion carried. (James/Zimmerman/Miller absent).

## **PROJECT DESIGN REVIEW**

### **2. 523 CONEJO RD**

**A-1 Zone**

**(3:45)** Assessor's Parcel Number: 019-062-008  
Application Number: MST2014-00212  
Owner: Gina Y. Han  
Applicant: Ali Jeevanjee  
Contractor: Ahmad Morshedi

(Proposal to construct a new 2,529 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot previously destroyed by the Tea Fire. The project includes a 1,000 square foot uncovered patio. This proposal in the Hillside Design District is 77% of the required maximum floor-to-lot area ratio (FAR) and includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 050-14. Project was last reviewed on May 19, 2014.)**

Actual time: 3:48 p.m.

Present: Ali Jeevanjee, Architect.

Public comment opened at 3:55 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:**

- 1) Consider a more earth toned color palate for the exterior, including the aluminum window frames.
- 2) Remove the strip lighting.
- 3) Eliminate the Mexican feather grass and provide a detailed landscape plan including additional trees and shrubs that help soften the front elevation.
- 4) The Board appreciates the height and scale reduction, and that the front elevation has been stepped back from the garage.
- 5) Provide railing details, considering minimizing any potential for glare.

Action: Woolery/Pierce, 3/1/0. Motion carried. (Bernstein opposed, James/Zimmerman/Miller absent).

The ten-day appeal period was announced.

**SFDB-CONCEPT REVIEW (CONT.)****3. 434 CONEJO RD****A-1 Zone****(4:15)**

Assessor's Parcel Number: 019-061-012  
Application Number: MST2014-00066  
Owner: Maria Lourdes C Smith  
Applicant: The Fine Line  
Architect: Alex Pujo

(Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed is a 133 square foot second floor deck and 290 linear feet of retaining walls. A total of 325 cubic yards of grading is proposed. The proposed development total 2,500 square feet, located on a 7,925 square foot vacant lot within the Hillside Design District, is 79% of maximum floor-to-lot-area ratio (FAR).)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 058-14. Project was last reviewed on April 7, 2014.)**

**Motion: \*\*THE BOARD MOVED TO CONTINUE THE PROJECT TWO WEEKS. \*\***

Action: Woolery/Pierce, 4/0/0. Motion carried. (James/Zimmerman/Miller absent).

**\*\*\*THE BOARD RECESSED AT 4:27 P.M., AND RECOVERED AT 4:34 P.M.\*\*\***

**PROJECT DESIGN REVIEW****4. 209 E ISLAY ST****E-1 Zone****(4:45)**

Assessor's Parcel Number: 027-042-009  
Application Number: MST2014-00114  
Owner: Peter & Li Camenzind  
Agent: Jarrett Gorin  
Architect: Doug Leach  
Landscape Architect: Suding Design

(Proposal to demolish an existing 3,817 square foot, two-story, single-family residence and detached garage and construct a new 5,792 square foot, two-story, single-family residence with a 719 square foot attached three-car garage, and 2,843 square foot habitable basement below grade. The project includes a new 25 square foot detached pool building, relocated driveway, reconfiguration of the site walls in the front yard, and new landscaping throughout. The proposed total of 9,379 square feet of development, of which 5,817 square feet is above grade, on a 23,870 square foot lot is 123% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project was last reviewed on May 19, 2014.)**

Actual time: 4:34 p.m.

Present: Joseph Fournier, Architect; Jarrett Gorin, Agent; and Peter Camenzind, Owner.

Public comment opened at 4:40 p.m.

A letter of expressed concerns from Kellam de Forest regarding the bulk of project, the removal of a portion of the stone wall, and the configuration of the driveway and garage concerning neighborhood compatibility was acknowledged.

Public comment closed at 4:44 p.m.

**Motion:        \*THE APPLICANT MOVED TO CONTINUE THE PROJECT INDEFINITELY.\***

Action:        Pierce/Woolery, 4/0/0. Motion carried. (James/Zimmerman/Miller absent).

**\*\*\*THE BOARD RECESSED AT 5:02 P.M., AND RECOVERED AT 5:22 P.M.\*\*\***

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **5.        477 PASEO DEL DESCANSO**

**E-3 Zone**

**(5:25)**

Assessor's Parcel Number: 053-102-006  
Application Number: MST2014-00349  
Owner: Pacific Homes Funding  
Architect: Ted Meeder

(Proposal to demolish an existing single-family residence with an attached garage and construct a new 2,524 square foot, two-story, single-family residence with an attached 407 square foot, two-car garage. The project includes an attached trellis, outdoor fireplace, fountain, and landscaping. The proposed total of 2,931 square feet on a 9,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Second concept review. Action may be taken if sufficient information is provided. Project was last reviewed on September 22, 2014.)**

Actual time: 5:22 p.m.

Present: Ted Meeder, Architect.

Public comment opened at 5:32 p.m.

- 1) Ray Aronson, a neighbor to the east of the project, submitted a letter and expressed appreciation of the improvements to the previous design, along with outstanding concerns that the design remains too boxy, the fireplace and east elevation are too large, and that there should be a larger buffer between his property and the proposed residence.

Public comment closed at 5:36 p.m.

**Motion:        Continued two weeks to Full Board with comments:**

- 1) The Board appreciates the style of the architecture.
- 2) Study the tower element in relation to its intersection and transition to the wall of garage.

- 3) Study reducing the master bath and considering stepping back the exterior wall.
- 4) Study the proportions and the style of the fireplace.
- 5) Reduce square footage where appropriate.
- 6) Consider additional space for the drip line of the existing oak tree in the front of the home, expanding the area around the trunk.
- 7) Consult with the neighbor to develop landscaping options in between the two properties, The Board suggests *hymenosporum flavum* along the eastern property line to create a buffer between properties.

Action: Miller/Pierce, 4/0/0. Motion carried. (James/Zimmerman/Bernstein absent).

## **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

### **6. 20 PUEBLO VISTA RD**

**E-1 Zone**

**(6:25)** Assessor's Parcel Number: 019-311-019  
Application Number: MST2014-00511  
Owner: William O'Donnell  
Applicant: Cesar Cruz

(Proposal to construct a 620 square foot, second story addition to an existing 2,017 square foot, two-story, single-family residence with an attached two-car garage. The project includes removal of an as-built alcove at the north elevation of the residence and permitting of the as-built reconfiguration of two bedrooms on the second floor into one master bedroom. The proposed total of 2,637 square feet on a 14,268 square foot lot in the Hillside Design District is 62% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00281.)

**(First Concept Review. Action may be taken if sufficient information is provided.)**

Actual time: 5:57 p.m.

Present: Cesar Cruz, Designer.

Public comment opened at 6:03 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The Board appreciates the effort of the designer in keeping the design consistent.
- 2) Study the window arrangements and the balcony elements at the south elevation, and consider their proportions.
- 3) Study altering the plate and roof height of the addition.
- 4) The Boards supports the second story balcony.
- 5) Consider adding a French door on first floor of the north elevation.
- 6) Study the roof element on the north elevation along the garage and the window elements, keeping the design of the windows congruent.
- 7) Study an efficient use of the great room surrounding the bedrooms on the second floor, perhaps reducing the size of the second floor in relation to the first floor.
- 8) Provide additional photos and existing landscape conditions on plans.

Action: Miller/Woolery, 4/0/0. Motion carried. (James/Zimmerman/Bernstein absent).

**\*\*\*DINNER BREAK FROM 6:25 P.M. TO 6:50 P.M.\*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 712 ROCKWOOD DR**

**A-1 Zone**

**(7:00)** Assessor's Parcel Number: 021-152-004  
Application Number: MST2014-00513  
Applicant: Sean Foster  
Architect: David Mendro  
Contractor: Allen Construction  
Owner: Todd Wood

(Proposal for a new 1,998 square foot, one story, single-family residence with an attached 476 square foot two-car garage. The project includes a new driveway, 6 foot tall retaining walls, and a water feature in the front yard, and a pool, spa, and wood deck in the rear yard. One pine and three oaks located in the front setback are among the existing trees to be removed. The proposed total of 2,474 square feet of development on a 26,742 square foot lot in the Hillside Design District is 52% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments only; project requires an Environmental Assessment.)**

Actual time: 6:55p.m.

Present: David Mendro and Sean Foster, Architects; and Lane Goodkind, Landscape Architect.

Public comment opened at 7:15 p.m.

- 1) Catherine Woodford, a neighbor to the west of the project, expressed concerns regarding the safety issues of the wall along the conjoining easement as well as the lack of screening that protects the privacy of her pool. She requests that construction be abated to constrict noise pollution.

Public comment closed at 7:20 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board finds that the placement of the project to be well chosen and the landscaping well done.
- 2) Study the patio off the bedroom along the driveway, considering improving safety through lighting or pulling the patio further away from the driveway.
- 3) Better define the neighbor's driveway with landscaping.
- 4) Practice good neighbor guidelines, mostly concerning the privacy around the pool along the west side.
- 5) Be cognizant of the construction debris.
- 6) Provide the fencing materials along the pool in addition to the location of the pool.
- 7) The Board supports the materials and colors chosen for the project.

Action: Pierce/Woolery, 4/0/0. Motion carried. (James/Zimmerman/Bernstein absent).

**\*\*\*MEETING ADJOURNED AT 7:36 P.M.\*\*\***



**CONSENT AGENDA (11:00 A.M.)**

Item A on Consent Agenda was reviewed by Fred Sweeney. Item B was reviewed by Jaime Pierce and Fred Sweeney.

**FINAL REVIEW****A. 1117 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-022  
Application Number: MST2014-00223  
Agent: Jessica Harlin  
Owner: Doll Family Trust

(Proposal for a 16 x 68 foot lap pool with associated retaining walls, pool equipment, and fencing in the rear yard of single-family residence in the Hillside Design District. The proposal also includes a six foot tall privacy wall, patio, landscaping, and 238.5 cubic yards of grading, of which 175.5 will be exported off-site. This project requires Staff Hearing Officer review for requested zoning modifications.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 042-14.)**

**Final Approval as Submitted with the following comment:**

- 1) The privacy fence and retaining wall located within five feet of each other and within the interior setback do not pose consistency issues with the design guidelines.

**PROJECT DESIGN REVIEW****B. 325 EL MONTE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-024-002  
Application Number: MST2014-00364  
Owner: Steve Tepper

(The proposal involves the replacement of the existing flat roof with a new gabled roof with dormers, for an existing, one-story, 1,563 square foot single-family residence, and an attached, 400 square foot, two-car garage. The proposed pitched roof includes approximately 528 square feet of new attic space (floor area greater than 5-feet in height). The proposal requests permitting the "as-built" approximately 180 square foot patio cover. The proposal will address violations outlined in ZIR95-00746. The proposed total of 2,491 square feet, located on an 8,441 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 76% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 057-14.)**

**Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent with the following comments:**

- 1) Install paned windows in the dormers.
- 2) Dormer windows should be consistent in size.
- 3) Include roof venting, gutter, and chimney details.
- 4) Provide structural calculations.

- 5) Provide a color and materials board.